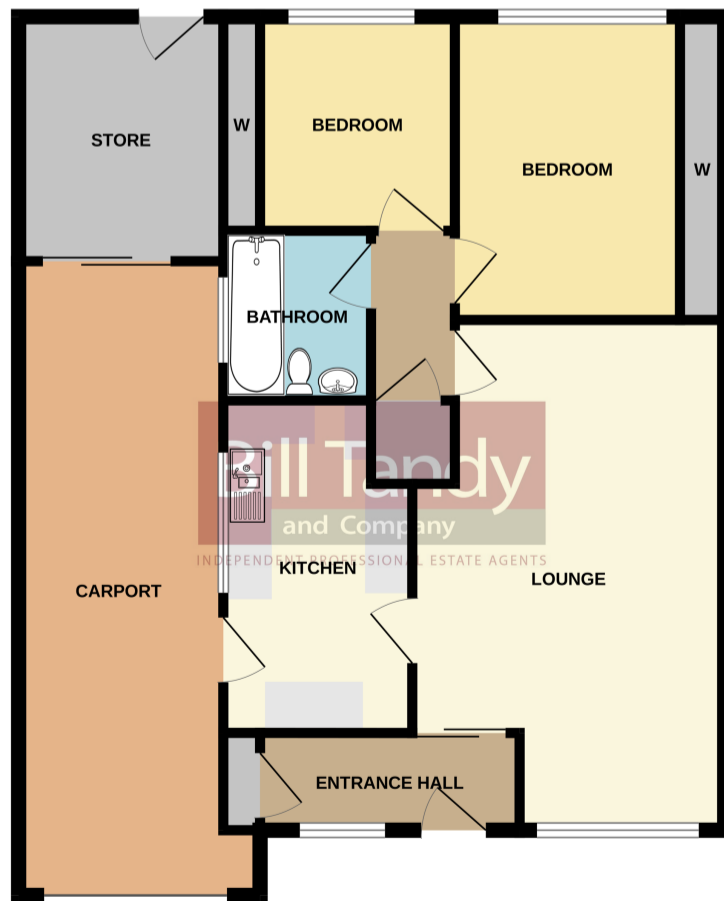




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**26 St Lukes Road, Burntwood,
Staffordshire, WS7 0DH**

£219,950 Freehold

Mature link detached bungalow standing on a good sized corner plot and being offered for sale with no upward chain. The property offers great potential to create a home to personal tastes and also the possibility of extension, subject to any necessary local authority planning permissions. Accommodation briefly comprises entrance porch, lounge, kitchen, two bedrooms and bathroom. Externally, and a particular feature of the bungalow, is the sizeable corner plot which includes ample off road parking to the front and side elevations. Added to this the property enjoys a modern gas fired central heating system. The Swan Island amenities are readily accessible from the property, including a Co-op food store, Post Office, doctors surgery, cafe and public house.



ENTRANCE PORCH

With double glazed window to the front elevation, similar door providing access to the porch. Central heating radiator. Cupboard housing the modern wall mounted Worcester central heating boiler.

LOUNGE

18' 3" x 10' 10" (5.56m x 3.30m) With double glazed bow window to the front elevation, central heating radiator, electric fire.

KITCHEN

12' 2" x 7' 3" (3.71m x 2.21m) With units at eye and base level providing work surface, storage and appliance space. Single drainer sink unit with mixer tap over, breakfast bar, central heating radiator, double glazed window to the side elevation, door opening to the side elevation.

INNER HALL

With airing cupboard.

BEDROOM ONE

11' 6" x 9' 2" to wardrobes (3.51m x 2.79m to wardrobes) With double glazed window to the rear elevation, central heating radiator, wardrobe with mirror frontage.

BEDROOM TWO

8' 4" x 7' 2" to wardrobes (2.54m x 2.18m to wardrobes) With double glazed window to the rear elevation, central heating radiator, wardrobes with mirror frontage.

BATHROOM

Comprising a suite in white of panelled bath with shower attachment off the mixer tap, wash hand basin and W.C. Opaque window to the side elevation.



OUTSIDE

The property stands on a sizeable corner plot with a block paved driveway providing ample off road parking, this extending to the side of the bungalow. CAR PORT, 19' 6" x 9' 2" with up and over door and side access to the property. Beyond this is a useful store 13' 9" x 9' 2", with plumbing for a washing machine and door opening to the rear garden. To the side of property is a further amount of lawn, providing space and potential for further extension. The rear garden is private and includes shaped lawn, stocked borders and a number of mature trees.

COUNCIL TAX BAND C Lichfield District Council.

EPC TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(82+)		
B	(81-81)		
C	(69-80)		77
D	(55-68)	57	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TENURE

We are advised by the vendor that the property is freehold. This information should be verified by your solicitor should you decide to purchase the property.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

